



Montagu Court Gosforth

An opportunity to purchase this larger style 3 bedroom apartment located on the 8th floor of this residential development on the fringe of Central Gosforth. The property offers generous accommodation together with panoramic views over the Town Moor and The City of Newcastle. The property comprises a reception hallway with WC which provides access to a large split level sitting room with French doors leading to the balcony. There is a good size dining room with partial glazed doors leading to the sun room together with a fully fitted breakfasting kitchen. There are 3 double bedrooms with the master benefitting from a walk-in wardrobe, fitted wardrobes, and an en suite bathroom. There is also an additional shower room with walk-in double shower. The property benefits from double glazing and gas fired central heating together with a double garage in the basement. There are well maintained gardens, residents parking and lift access.

Guide Price **£425,000**

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SECURE COMMUNAL ENTRANCE

Lift access to 8th floor.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed window, built in cupboard housing combination boiler.

W.C.

Low level WC, wash hand basin, radiator.

SITTING ROOM 22'2 x 17'9 (6.76 x 5.41m)

Double glazed window, double glazed French door to balcony, cornice to ceiling, double radiator.

SITTING ROOM 13'8 x 10'10 (4.17 x 3.30m)

Radiator.

SUN ROOM 10'8 x 10'5 (3.25 x 3.18m)

Double glazed window, double glazed door.

BREAKFAST KITCHEN 16'3 x 10'4 (max) (4.95 x 3.15m)

Fitted with a range of wall and base units, double drainer sink unit, built in double oven, built in gas hob, extractor hood, space for automatic washer, space for automatic dish washer, radiator, double glazed window.

INNER HALL

Built in cupboards.

MASTER BEDROOM 16'10 x 11'10 into 17'9 (5.13 x 3.61-5.41m)

Double glazed window, walk-in wardrobe, fitted wardrobes, coving to ceiling, double radiator.

EN SUITE BATHROOM

Panelled bath with shower over, wash hand basin, set in vanity units, low level WC, bidet, tiled walls, tiled floor, double glazed frosted window, radiator.

BEDROOM TWO 15'2 x 9'11 (4.62 x 3.02m)

Double glazed window, fitted wardrobes, coving to ceiling, radiator.

BEDROOM THREE 9'11 x 9'5 (3.02 x 2.87m)

Double glazed window, fitted wardrobes, coving to ceiling, radiator.

FAMILY SHOWER ROOM

Three piece suite comprising: walk in double shower, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, double glazed window.

COMMUNAL GARDENS

RESIDENTS PARKING

DOUBLE GARAGE

Separate block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

Ramp access

Accessible handrail

Lift access to floor

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from April 1967

Ground Rent: TBC

Service Charge: £4000 per annum. Planned increase TBC

Building insurance: Included in service charge

COUNCIL TAX BAND: G

EPC RATING: C

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

